



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2207376
Applicant Name: Diane G. Osland
Address of Proposal: 5460 57th Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land. The proposed parcel sizes are: A) 6,290 square feet, B) 6,142 square feet; and C) 7,368 square feet. The existing single family residence will remain.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into three parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description

This 19,800 sq. ft. site is zoned Single Family 7200 (SF 7200) and is located one block west of Lake Washington Boulevard South in the Seward Park neighborhood. The lot is developed with a single family residence on the western portion of the site. The site is not located in a mapped critical area. The street is improved with curbs and sidewalks.

Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes. Lake Washington is located one block to the east. Seward Park is located two blocks to the southeast. The moderate volume of traffic along Seward Park Avenue South and Lake Washington Boulevard produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into three lots. Each lot would have the following lot areas: Parcel A – 6,290 sq. ft., Parcel B – 6,142 sq. ft.; and Parcel C – 7,368 sq. ft. Vehicular access to Parcel A would be directly off of 57th Avenue South. Vehicular access to Parcels B and C would be from a 12 foot wide easement across Parcels B and C. Parcel A would have a standard rectangular shape. Parcels B and C would have a flag lot shape due to the shared vehicle access easement.

Comment

Six comment letters were received during the comment period which ended March 26, 2003. Concerns were expressed about increased housing density, change of neighborhood character, loss of vegetation and habitat on the site for bald eagles, peregrine falcons, blue herons, and smaller birds that have been seen in Seward Park, compatibility with Olmstead parks along Lake Washington Boulevard and Seward Park, access for Fire Department vehicles on the easement to Parcels B and C and to the nearest fire hydrant, increased demand for onstreet parking, increased traffic circulation, pedestrian safety, increased noise, view obstruction of Lake Washington, impacts of water quality on juvenile salmon as a result of increased impervious surface near the lake and potential increased use of lawn chemicals, and the loss of trees and creation of a driveway that has already occurred along the north property line.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
4. Whether the public use and interests are served by permitting the proposed division of land;

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;
6. Is designed to maximize the retention of existing trees;
7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet the minimum lot size exception in Section 23.44.010B1b of the Land Use Code. Each parcel would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcel A would have vehicular access directly off of 57th Avenue South. Parcels B and C would have vehicular access from a shared 12 foot wide easement across both Parcels B and C. The street in front of the site is improved to the standards of the SF 5000 zone and has curbs and sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. In addition, a standard fire hydrant is located approximately 440 ft. from the property line in 57th Avenue South which will provide ready access to a standard gauge and pressure watermain to accommodate adequate fire response to all three Parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.

3. Drainage, water supply and sanitary sewage disposal issues are as follows:

Stormwater discharge may be to the public combined sewer in 57th Avenue South. It appears that pumping of both stormwater and sanitary discharges from proposed Parcels B and C would be necessary if discharged to 57th Avenue South. Stormwater detention will be required. The applicant may provide alternate drainage via a private sewer and drainage easement over adjacent property to the south to discharge to appropriate lines in South Orcas Street. The six foot easement within proposed Parcel C should be increased in size to ten feet in width to accommodate a shared detention system. Shared detention is necessary because the discharge point in South Orcas street is a public combined sewer.

There is an existing standard 8 in. water main in 57th Avenue South.

A public combined sewer in 57th Avenue South is available to all proposed parcels. The proposed short plat includes an adequate easement for this purpose.

4. The purpose of the Single Family 7200 zone is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in an environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. The trees shown on the survey in the easement area along the north property line have been removed per SMC 25.11.040 and the easement area has been graded. The 18 inch conifer, the 12 inch Holly, the 12 inch fruit tree, and 8 inch conifers were not considered exceptional trees. The two 12 inch plum trees and the 12 inch apple tree on Parcel C would not be impacted by the development of a new house. There are no trees on Parcel B. There is one 12 inch diameter tree in the rear yard of Parcel A which will be retained. Therefore, the short plat has been designed to maximize the retention of trees.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___". If necessary, renumber the pages.

3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Trees that were legally removed prior to the recording of this plat can be removed from the plat.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: "*An easement is granted to Seattle City Light as shown on page __ of __*".
5. Provide the recorded easement to allow for sewer and drainage across adjacent property to reach South Orcas Street. Add the recording number for said easement to the final mylar prior to recording or delete reference to this easement from the final plat.

Conditions of Approval upon Application for Construction Permits

6. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: (signature on file) Date: April 24, 2003

Malli Anderson
Land Use Planner
Land Use Services